



Westfield Lane | Kippax | LS25 7JA

Ext. Five Bedroom Semi-Detached | Council Tax Band C | EPC Rating C

Offers Over  
£475,000

**Emsleys** | estate agents

\* FIVE BEDROOM EXTENDED FAMILY HOME \* 0.32 ACRES PLOT \* WOOD BURNING STOVE \* LARGE REAR GARDEN \* OFF ROAD PARKING FOR NUMEROUS VEHICLES \*

Fully modernised and ready to move into family home! This five-double bedroom semi-detached house is located within a well regarded area of Kippax - noted for its green spaces close by and convenient access to local amenities. The property has been extended by the present owner and occupies a generous and rare 0.32 acre plot with parking for numerous cars.

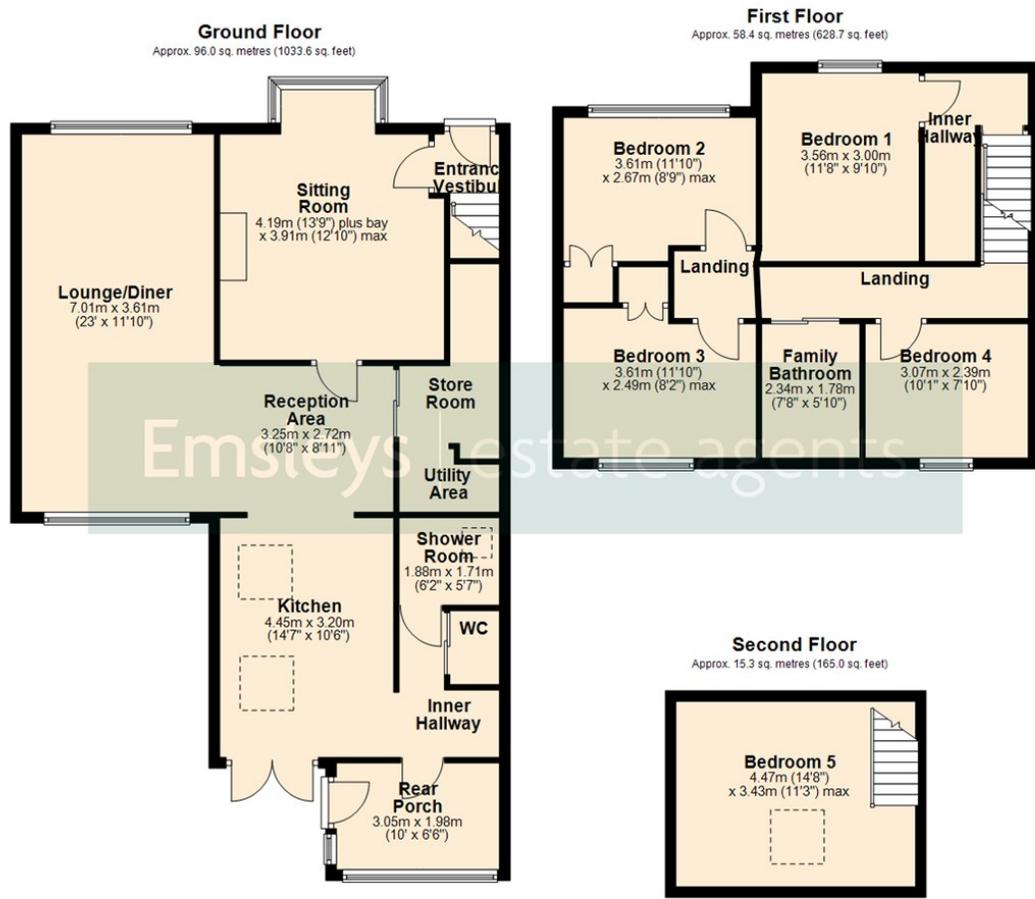
The ground floor features an open-plan living accommodation - with lounge/diner/family room with garden views, providing a flexible living and entertaining space. A second reception room, the sitting room, includes a feature box bay window and beautiful wood burning stove. The open-plan kitchen offers dining space and range style cooker, to create a real hub for the home. Plus there is a useful utility area, downstairs W.C. and a ground floor shower room - all adding to a families convenience.

Upstairs, there are four double bedrooms, two of which benefit from built-in wardrobes. A further double attic room provides an additional bedroom. The main bathroom is fitted with a modern suite and heated towel rail. Externally, the substantial rear garden enhances the sense of space, and freedom to create a space to suit most families - whether you are green fingered and wish to create a playground for young children to play, the garden is very much a blank canvas.

The property is well placed for access to Leeds and York via Garforth and East Garforth railway stations, both a short drive away, with typical journey times to Leeds of around 15 minutes and to York of around 25-30 minutes. Road links via the A63 and A1(M)/M1 provide further commuting options. Local primary and secondary schools serve the surrounding area.







Total area: approx. 169.8 sq. metres (1827.3 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

